

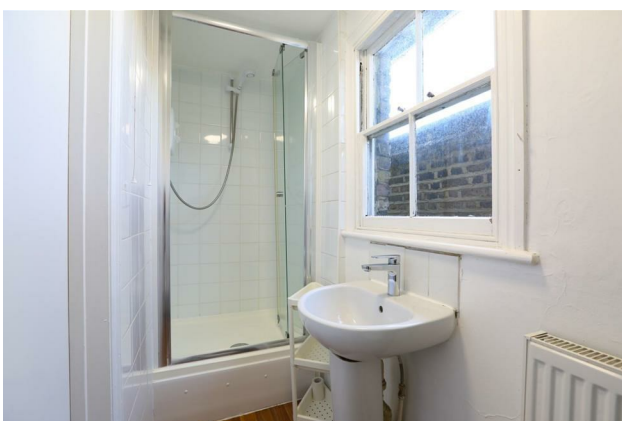
# HUNTERS®

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**Devonshire Road, London, SE23 3EN**

**Guide Price £250,000 to £275,000**

**Property Images**



# HUNTERS<sup>®</sup>

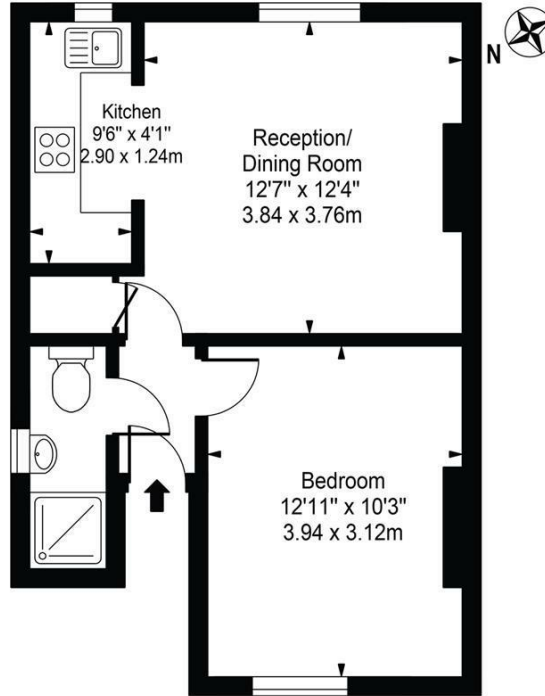
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## Property Images



Devonshire Road, SE23 3EN

Approx. Gross Internal Area 393 Sq Ft - 36.51 Sq M



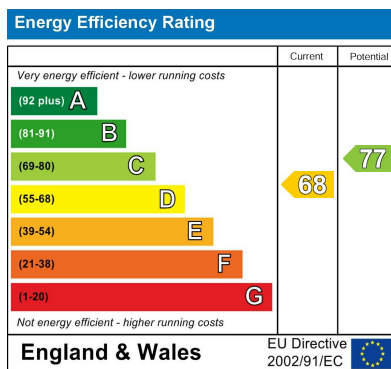
Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

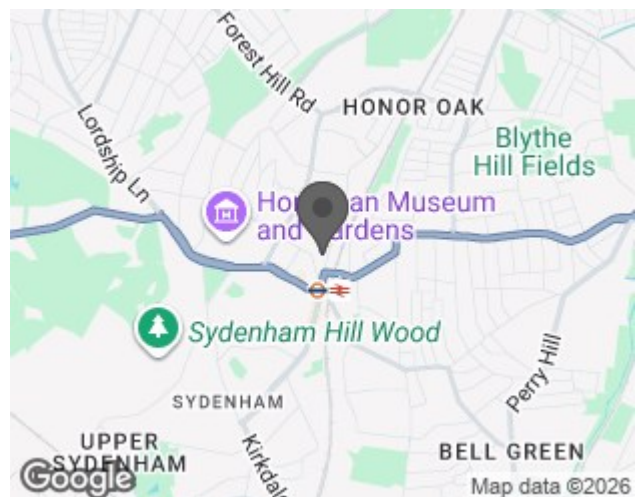
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only. All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC



## Map



## Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

CHAIN-FREE

GUIDE PRICE £250,000 TO £275,000

SHARE OF FREEHOLD

Set on the top-floor of this Period House Conversion is this one bedroom apartment on the very sought-after Devonshire Road. The property offers a reception room, one double bedroom, a semi-open plan living room/kitchen as well as a family bathroom.

The property is the perfect acquisition for a First-Time Buyer looking for their first home in a location that offers an abundance of shops, restaurants, amenities, great transport links, good schools, parks and green spaces.

Early viewing Highly Recommended.

### Features

• CHAIN-FREE • GUIDE PRICE £250,000 to £275,000 • SHARE OF FREEHOLD • ONE BEDROOM APARTMENT • SET WITHIN A PERIOD CONVERSION • APPROX 400SQFT • TOP-FLOOR • RECEPTION ROOM OFFERING VIEWS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

SHARE OF FREEHOLD

CHAIN-FREE

Asking Price £250,000 to £275,000

CHAIN-FREE and new to the market is this well-proportioned top-floor one-bedroom apartment within a period conversion on this sought-after road in Forest Hill.

This property offers approximately 393 sqft of living space and is situated on the top (3rd floor) offering seclusion and privacy. Offering a semi open-plan reception room/kitchen measuring nearly 157sqft of living space and with panoramic views, a well-sized double bedroom, a separate kitchen and a family bathroom, this is a perfect opportunity for a First-Time Buyer looking for their first home. Additional benefits also include on-street parking.

Located on the Forest Hill side of Devonshire Road this property is located approximately 0.2 miles to the station.

## LOCAL TRANSPORT LINKS

Travels times from Forest Hill include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

## SCHOOLS


Horniman Primary School

Achievement of pupils – Good, Behaviour and safety of pupils – Good, Leadership and management – Good, Quality of teaching – Good

Elliot Bank Primary School

Behaviour and attitudes – Good, Early years provision – Outstanding, Leadership and management – Good, Leadership and management – Good, The quality of education - Good

Kilmorie

Behaviour and attitudes – Good, E  – Good, Leadership and management – Good, Personal development – Good, The quality of education – Good

Dalmain

Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education – Good

Fairlawn

Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Good

## SHOPS, RESTAURANTS AND AMENITIES

As well as having a Sainsbury's, Superdrug and WH Smith, Forest Hill is well served with a variety of high quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, a number of great cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all host various music events, exhibitions and craft days, and have brought a cool and trendy vibe to Forest Hill.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

## PARKS AND GREEN SPACES

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.5 miles away. With regular events such as a farmer's market, live music and seasonal festivals to name a few.

Off the high street you'll also find the excellent Forest Hill pools and library which has recently undergone a refurbishment.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

Hunters estate agents Forest Hill have rented several houses and flats near Devonshire Road, SE23 over the last 10 years. The stats from a sale include:

- Offers received for 103.33% of the guide price
- 24 viewings
- 10 offers received (41.66% of offers were received compared to viewings!)
- Offers received in 6 days of going to market
- Offer accepted on the 10th day of going to market

Hunters let and manage properties close to Devonshire Road, SE23

#### Verified Material Information

Council Tax band: B

Tenure: Share of Freehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: please refer to relevant London Borough of Lewisham acts

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.